

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

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TO: Design Review Board Members

FROM: Lawrence J. Goldzband, Executive Director (415/352-3653; lgoldzband@bcdc.ca.gov)
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SUBJECT: Draft Minutes of July 14, 2014 BCDC Design Review Board Meeting

1. **Call to Order and Attendance.** The Design Review Board's Chair, John Kriken, called the meeting to order at approximately 5:40 p.m. Other Design Review Board (DRB) members in attendance included Vice Chair Steve Thompson, Karen Alschuler, Cheryl Barton, and Gary Strang. BCDC staff in attendance included Bob Batha, Erik Buehmann, and Ellen Miramontes. The Port's Waterfront Design Advisory Committee (WDAC) members in attendance included Chair Dan Hodapp, Boris Dramov, Marsha Maytum and Kathrin Moore.

2. **Approval of Draft Minutes for the May 5, 2014 Meeting.** The Board approved the minutes with one revision.

3. **Crane Cove Park, Port of San Francisco Pier 70, City and County of San Francisco. (Fourth Pre-Application Review)** The Design Review Board and the Port's Waterfront Design Advisory Committee jointly conducted a fifth pre-application review of a proposal by the Port of San Francisco to construct an approximately nine-acre public park at Pier 70. The meeting served as the second review for the first phase of the proposed park. The project includes construction of a multi-use park within the footprint of the area used for historic ship building and repair operations. Within the Commission's Bay and 100-foot shoreline band jurisdiction, the park elements would include open lawn areas, gardens, seating and picnic areas, playgrounds, facilities serving non-motorized small boats, and public art.

a. **Staff Presentation.** Erik Buehmann introduced the project and the issues identified in the staff report, which included: physical access, park amenities, and sea level rise.

b. **Project Presentation.** David Beaupre, Project Manager with the Port of San Francisco, then provided an overview of the project including the site context, park phasing and described how the project has evolved and changed during the course of the DRB and WDAC reviews. He summarized comments from the last meeting. Patricia Fonseca, with AECOM, presented the revisions to the project's first phase and described how the issues raised at the last review had been addressed. James Haigstreeter, with AECOM, presented the design for the Crane Plaza located at Slipway 4 and 19th Street in detail and also discussed sea level rise impacts at the site.



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- c. **Board Questions.** The Board and Committee members asked several questions.

Ms. Moore asked whether the first phase of the project could be delivered at one time. Mr. Beaupre explained that the Port had always envisioned the first phase as one project, and that money was available from the Park Obligation Bond and from grants from the Metropolitan Transportation Commission and the Coastal Conservancy. He stated he believed everything west of Slipway 4 could be delivered, however, some interim improvements prior to final construction may be necessary at Building 109 and the playground.

Ms. Alschuler asked how a bicycle or pedestrian would be able to exit and enter the slipway. Mr. Beaupre described the various points of entry, including the ramp near the water and the 19th Street opening.

- d. **Public Comment.** Seven members of the public made comments.

Bo Barnes, with Bay Access, Inc., UCSF and Kayaks Unlimited, described that the kayaking community at first doubted that a project would occur at this site. He described the proposed water access in context with other sites along the southern San Francisco waterfront, where access for human powered boaters was less desirable. He was hopeful the planning stage was near its end.

Penny Wells, with Bay Access, Inc. and Bay Area Sea Kayakers, believes the project could provide three things for the community: (1) water access in the form of a sandy beach that can be accessed by people with differing abilities; (2) kayak storage, which is vital for apartment dwellers; and (3) the potential for a kayak outfitter in one of the buildings at the site.

Sonia Suresh, with San Francisco Parks Alliance, fully supported the project, including the informal and formal play areas which will be crucial to neighborhoods around the park. Her organization encourages everyone to move forward in a timely manner.

Corinne Woods, a member of the Central Waterfront Advisory Group, praised the revision of the play area. She stated that many meetings have been held to review the plan, resulting in revisions to the Crane Plaza, and in enhanced views at the park. She asked that the plan move forward toward construction.

Howard Wong, a member of the Central Waterfront Advisory Group, praised the improvement in the circulation at the site. He suggested that there be enough exposure through buildings at the site to view the Bay. He praised the garden mounds at the site and the rustic feel of the design.

Janet Carpinelli, with the Dogpatch Neighborhood Association, believed the design was an improvement and more open. She wanted to ensure that the Cranes were in line with the streets. She encouraged more natural landscaping so that the trees did not look too "landscaped."

Andrea O'Leary, a local resident, asked whether the Kneass Building would be used for Condominiums. She stated that the gardens seemed very "placed" and not very natural in their location.

- e. **Board Discussion.** The Board and Committee members discussed the following:

(1) **Overall Site Design.** The Board and Committee members praised the redesign of the first phase of the park. The Board supported the simplification of the site and the resulting improvement in circulation throughout the site and to the Bay. The design is more open as a result of the revisions, providing better visual access to the Bay. The design maintains the industrial character of the site, while providing a coherent design philosophy.

(2) **Specific Design Elements.** The Board and Committee members encouraged retaining the industrial character of the site through careful selections of site furniture, lighting and other design elements. They encouraged native plantings throughout the site, rather than just limited to the native plant garden area. The use of fences should be carefully considered to not inhibit visual and physical access to the shoreline.

f. **Board Summary and Conclusions.** The Board made the following summary and conclusions:

- (1) The Board overwhelmingly supported the redesign of the park.
- (2) The Board recommends using native plants throughout the site and using trees as a unifying theme.
- (3) The Board recommends that the Rigger's Yard be better integrated and "blended" with other areas of the park.
- (4) No further review of the first phase of the park will be required by the Board.

g. **Project Proponent Response.** Mr. Beaupre addressed the use of the Kneass Building, explaining that the Port was in discussions with the Fireman's Union for a union hall at the facility, a public meeting room, and possibly a "Toys For Tots" location. He stated that the site was not intended for condominiums.

- 4. **Adjournment.** Mr. Kriken adjourned the meeting at approximately 7:00 p.m.

Respectfully submitted,

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EM/EB/gg